

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**May 8, 2007**  
**7:30 PM**

**COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209**

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, JAMES BONATO, LOLA FELLINGER, DAVID C. MASCARO, DIANA VAVREK</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

April 24, 2007

**PUBLIC HEARING ITEMS**

1. UP 05-008, T-MOBILE WIRELESS ANTENNA AT CHRIST THE KING CHURCH, 199 BRANDON ROAD

The applicant is requesting approval of a Use Permit to install three new wireless communications antennas to be placed inside a 33-foot tall cross which will replace the existing 33-foot tall cross. This Use Permit application requires that findings of special

May 8, 2007. Circumstances be determined to approve an antenna that is 18 feet higher than the maximum 47-foot height limit; to allow an antenna that is 74 feet from a residential use, whereby a minimum separation of 200 feet is required; and to allow an antenna to be set back from the edge of the roof a distance of 22 feet, where 33 feet would be required. The property is zoned *R-10 Single Family Residential*. Assessor's parcel number: 149-010-041

Staff Report

<a href="#">Attachment A</a>	<a href="#">Attachment G</a>
<a href="#">Attachment B</a>	<a href="#">Attachment H</a>
<a href="#">Attachment C</a>	<a href="#">Attachment I</a>
<a href="#">Attachment D</a>	<a href="#">Attachment J</a>
<a href="#">Attachment E</a>	<a href="#">Attachment K</a>
<a href="#">Attachment F</a>	<a href="#">Attachment L</a>

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. UP 07-005, PLEASANT HILL COIN & JEWELRY EXCHANGE, 3264 BUSKIRK AVENUE

The applicant is requesting approval of a Use Permit to operate a pawn shop which includes the purchasing and selling of various items from the public and offers short-term loans using personal property as collateral. The proposed site is currently unoccupied and is zoned *RB – Retail Business*. Assessor's parcel number: 148-070-015.

Staff Report

<a href="#">Attachment A</a>	<a href="#">Attachment D</a>
<a href="#">Attachment B</a>	<a href="#">Attachment E</a>
<a href="#">Attachment C</a>	<a href="#">Attachment F</a>

Project Planner: Troy Fujimoto, 925-671-5248, tfujimoto@ci.pleasant-hill.ca.us

**STUDY SESSION**

1. PROPOSED MIXED USE ORDINANCE

The Commission will hold a study session to discuss amending the Zoning Ordinance to adopt development regulations for the *Mixed Use* land use category.

**DISCUSSION ITEMS**

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

Pending Applications

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON MAY 22, 2007

May 8, 2007. The next meeting of the Planning Commission will be a regular meeting on Tuesday, May 22, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

**COMMISSIONER REPORTS AND ANNOUNCEMENTS**

1. REPORTS from Commissioners on Meetings or Conferences Attended at City Expense.
2. ANNOUNCEMENTS and Comments from Commissioners.

Adjourn to a regular meeting of the Planning Commission on May 22, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.